



COUNTY OF SAN DIEGO

LAND USE AGENDA ITEM

BOARD OF SUPERVISORS

GREG COX
First District

DIANNE JACOB
Second District

PAM SLATER-PRICE
Third District

RON ROBERTS
Fourth District

BILL HORN
Fifth District

DATE: August 3, 2011

##

TO: Board of Supervisors

SUBJECT: COMPREHENSIVE UPDATE OF THE GENERAL PLAN;
CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT REPORT; AN
ORDINANCE CHANGING ZONING CLASSIFICATION OF CERTAIN
PROPERTY; AN ORDINANCE AMENDING THE ZONING ORDINANCE
RELATED TO CONSERVATION SUBDIVISIONS; AND AN ORDINANCE
AMENDING THE SUBDIVISION ORDINANCE, RESOURCE
PROTECTION ORDINANCE, AND GROUNDWATER ORDINANCE
RELATED TO THE GENERAL PLAN UPDATE (DISTRICT: ALL)

SUMMARY:

Overview

On April 13, 2011 (1), the Board of Supervisors directed the Chief Administrative Officer to prepare the final documents necessary to decide on the General Plan Update as recommended by staff with certain modifications. The hearing was continued to August 3, 2011. This report includes the revisions made to the documents presented to the Board on October 20, 2010 (1) in response to the Board direction on April 13, 2011 and therefore provides the final documents necessary to make a decision on the General Plan Update.

Recommendation(s)

CHIEF ADMINISTRATIVE OFFICER

1. Certify that the Final Environmental Impact Report (EIR) prepared for the General Plan Update has been completed in compliance with the California Environmental Quality Act (CEQA); that the Board of Supervisors has reviewed and considered the information contained in the final EIR; and that it reflects the Board of Supervisors' independent judgment and analysis. (Attachment G)
2. Adopt the CEQA findings for this project, (CEQA Guidelines Section 15091) for the reasons stated therein and discussed in this report. (Attachment H-1)
3. Adopt the Mitigation Monitoring and Reporting Program prepared pursuant to CEQA Guidelines Section 15097. (Attachment H-5)
4. Adopt the Statement of Overriding Considerations (CEQA Guidelines Section 15093). (Attachment H-2)

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5. Find that the comprehensive update of the General Plan is in compliance with the California Government Code.
6. Approve the Implementation Plan dated August 2011 and direct the Chief Administrative Officer to implement the mitigation measures identified in it. (Attachment D)
7. Adopt the Resolution entitled A RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS CONCERNING THE COMPREHENSIVE UPDATE OF THE COUNTY GENERAL PLAN. The resolution approves the County General Plan Update except for specific properties in the communities of Jamul / Dulzura and Valley Center. (Attachment B-1) This comprehensive update includes:
 - General Plan Update Text including the Land Use, Mobility, Conservation and Open Space, Housing, Safety and Noise Elements and General Plan Update Maps dated August 2011, including the Land Use Map and Mobility Element Network Maps (Attachment C-1);
 - Community and Subregional Plans dated August 2011 (Attachment C-2); and
 - Housing Element Background Report dated August 2011 (Attachment C-3)

With Supervisor Jacob absent:

8. Adopt the Resolution entitled A RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS AMENDING THE SAN DIEGO COUNTY GENERAL PLAN IN THE JAMUL / DULZURA COMMUNITY PLANNING AREA. The resolution approves the County General Plan Update land use designations that apply to specific properties within the Jamul / Dulzura Community Planning Area. (Attachment B-2)

With Supervisor Horn absent:

9. Adopt the Resolution entitled A RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS AMENDING THE SAN DIEGO COUNTY GENERAL PLAN IN THE VALLEY CENTER COMMUNITY PLANNING AREA. The resolution approves the County General Plan Update land use designations that apply to specific properties in the Valley Center Community Planning Area. (Attachment B-3)
10. Take the following actions for Assessor Parcel Numbers 484-184-24-00 and

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484-184-25-00, subject to approval of the Detachment by the Local Agency Formation Commission Board:

- Include these parcels within the Lakeside Community Planning Area;
- Apply General Plan designation of Village Residential 15; and
- Apply a Variable Family Use Regulation Zone (RV) with a 6,000 square foot minimum lot size and a “B” special area designator.

11. Adopt the attached Forms of Ordinance:

- AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE GENERAL PLAN UPDATE (Attachment E-1)
- AN ORDINANCE AMENDING THE SAN DIEGO COUNTY ZONING ORDINANCE RELATED TO CONSERVATION SUBDIVISIONS AND THE GENERAL PLAN UPDATE (Attachment E-2)

12. Approve the introduction of an Ordinance amending the San Diego County Subdivision Ordinance, the Resource Protection Ordinance, and the Groundwater Ordinance, read title and waive further reading of the Ordinance:

AN ORDINANCE AMENDING TITLE 8, DIVISION 1, CHAPTERS 1, 4, 6, 7 AND 8 OF THE SAN DIEGO COUNTY CODE RELATING TO THE SUBDIVISION OF LAND; TITLE 8, DIVISION 6, CHAPTER 6 OF THE SAN DIEGO COUNTY CODE RELATING TO RESOURCE PROTECTION AND TITLE 6, DIVISION 7, CHAPTER 7 OF THE SAN DIEGO COUNTY CODE RELATING TO GROUNDWATER (Attachment E-3)

13. Submit the Ordinance for further Board consideration and adoption on September 14, 2011. (Attachment E-3)

14. Disestablish the General Plan Update Steering Committee and Interest Group.

15. Direct staff to annually prepare a report that tracks the progress in implementing the General Plan and to establish a goal of bringing forward to the Board of Supervisors a General Plan Amendment “clean up” every two years.

16. Adopt the Resolution entitled A RESOLUTION APPROVING THE ESTABLISHMENT OF A FOCUSED WILLIAMSON ACT PROGRAM FOR PROPERTIES WITH DECREASED DENSITY FROM THE GENERAL PLAN UPDATE AND TO TERMINATE THE TEMPORARY SUSPENSION OF THE WILLIAMSON ACT/COUNTY AGRICULTURAL PRESERVE PROGRAM

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AND APPLICABLE PROVISIONS OF BOARD POLICY I-38 FOR AGRICULTURAL PRESERVES (Attachment B-4)

17. Amend Board Policy I-63 modifying the General Plan Amendment initiation process for private projects as directed by the Board. (Attachment F)

Fiscal Impact

Funds for these requests are included in the Fiscal Year 2011-2012 Operational Plan in the Department of Planning and Land Use. There will be no change in net General Fund cost and no additional staff years. If future activities related to implementation of the General Plan Update require additional resources, such needs will be addressed in future year budgets.

Business Impact Statement

The General Plan Update considers economic development and provides opportunities for future jobs and business development commensurate with its forecasted growth. The General Plan Update provides development opportunities to businesses by planning for commercial development near existing businesses, transportation hubs and walkable residential areas and ensuring that sufficient, safe and appropriately located circulation routes are available for residential, commercial, and industrial development as well as related public services. Economic conditions for businesses will be enhanced through the synergies that result from new development in and around business districts and revitalization of community centers.

Future development projects will also benefit from the General Plan Update. The General Plan Update Environmental Impact Report will be available to provide environmental coverage for aspects of some projects reducing the level of analysis needed. The elimination of roads from the General Plan road network should also reduce Transportation Impact Fees. Many projects will also benefit from increased densities or improved regulations in the General Plan Update.

Advisory Board Statement

On February 28, 2009, the General Plan Update Steering Committee supported the Draft General Plan, with the exception of some revisions. A copy of the minutes from this Steering Committee meeting are available at:

http://www.sdcounty.ca.gov/dplu/gpupdate/docs/scminutes_022809.pdf

The General Plan Update Interest Group did not take an official position on the Draft General Plan; however, minutes from their meetings are available at:

<http://www.sdcounty.ca.gov/dplu/gpupdate/igmins.html>

BACKGROUND:

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The General Plan Update was presented to the Board of Supervisors for consideration on October 20, 2010 (1) and the hearing was continued to both November 10 (1) and December 8, 2010 (1) to allow sufficient time for the public testimony on the project. At the end of public testimony at the December 8th hearing, the Board directed staff to respond to certain issues raised during the hearings and also to evaluate property-specific requests that were presented in public testimony or through correspondence. Draft responses and evaluations were prepared by staff and presented to the Board on February 9, 2011 (1). After a three-week public review period, staff updated the responses and evaluations based on comments received and additional staff review and presented the updated report to the Board on March 16, 2011 (1). On March 16th, the Board voted to reaffirm the General Plan guiding principles, and directed staff to consider and present modifications to the Plan that would not result in a need to recirculate or perform additional environmental analysis. The Board continued the hearing to April 13, 2011, and further directed staff to review the property specific requests under the Moderate and Major categories to determine if there are alternatives that could be suggested to allow them to be considered Minor changes to the Plan. The categories of Minor, Moderate and Major were created by staff to describe the level of change required to the General Plan Update project to accommodate particular property specific requests for change. The Board also decided that the 27 issues previously identified by the Board for further consideration would be addressed at the continued hearing on April 13th.

On April 13, 2011 (1), the Board of Supervisors directed the Chief Administrative Officer to prepare the final documents necessary to decide on the General Plan Update as recommended by staff with certain modifications and continued the hearing to August 3, 2011. This report includes the revisions made to the documents presented to the Board on October 20, 2010 (1) in response to the Board direction on April 13, 2011 and therefore provides the final documents necessary to make a decision on the General Plan Update. The staff reports prepared for the October 20, 2010, February 9, March 16, and April 13, 2011 hearings are provided as Attachments A-1 through A-4, respectively.

KEY REVISIONS TO THE PLANNING COMMISSION / STAFF RECOMMENDATION

On March 16, 2011, the Board of Supervisors voted to reaffirm the General Plan Update guiding principles and directed staff to consider and present modifications to the General Plan Update that would not result in a need to recirculate or perform additional environmental analysis. Using this as a basis for decision making, on April 13, 2011 the Board directed staff to make certain changes to the General Plan Update documents. These changes are discussed below.

Land Use Map

At the direction of the Board of Supervisors, staff evaluated all property-specific requests (PSRs) that either were raised during public testimony or through correspondence from October 20 through December 8, 2010, along with each property referral that was not accommodated by the Planning Commission/Staff Recommended Map. As part of the analysis for these PSRs, staff

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categorized each as being either a minor, moderate, or major level of change. This analysis, along with a definition of a minor, moderate, and major level of change, is provided as Attachment C to the March 16, 2011 staff report.

[http://www.sdcounty.ca.gov/dplu/gpupdate/docs/BOS_March_2011/C1_Intro_Table.pdf]

A summary of all changes made to the Planning Commission/Staff Recommended Map of October 2010 is provided as Attachment I-1. These changes represent 28,912 acres or 1.27 percent of the unincorporated county. As a result of these changes, the forecast build-out population of the August 2011 Recommended Map is approximately 1,800 dwelling units more than the forecast build-out of the October 2010 Planning Commission/Staff Recommendation. However, the forecast build-out of the August 2011 Map is more than 5,700 units less than the Referral Map; the Recommended Project of the Draft Environmental Impact Report analysis. Therefore, the August 2011 Recommended Map is less impactful than and environmentally superior to the Referral Map, which was analyzed in the General Plan Update Draft Environmental Impact Report as the Proposed Project. On June 9, 2011, notification was provided to all property owners with land use or zoning changes.

Of the 234 PSRs evaluated, 51 land use designation changes have been made that are either the same as the property owners' requests or alternative land use designations recommended by staff. Because of the Board-directed changes, land use designation changes have been made to an additional 372 acres of land to avoid spot zoning because this is a general plan that must take into consideration surrounding land use to ensure neighboring uses are consistent and the change in designation is equitably administered.

Approximately 15 non-Board-directed changes were also made to the October 2010 Recommended Map. These changes generally reflect a change of ownership where, in most instances, the property was purchased by a conservation group or public agency for use as open space conservation. In a few instances, changes have been made to reflect that public agency land had transferred to private ownership.

Board Direction on Issues Raised

The Board specifically identified 27 issues that were raised during hearings for the General Plan Update in October, November, and December 2010 and directed staff to follow up by providing additional clarification, as appropriate. Attachment B to the March 16, 2011 staff report describes each of the 27 issues and provides additional clarification as follow up.

[http://www.sdcounty.ca.gov/dplu/gpupdate/docs/BOS_March_2011/B_3162011_Final.pdf]

The remaining changes to the General Plan Update documents being brought forward in this report are specific means of addressing these 27 issues raised during the General Plan Update hearings. For the issues where the Board-directed changes at the April 13th hearing, the resulting changes to the General Plan documents are identified in Attachment I-2 of this staff report and further described below.

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The following are pursuant to Board direction at the April 13th hearing:

Issue 3: Focused Williamson Act Program Concept — This program has been added to the General Plan Update Implementation Plan, which directs staff to take the following actions: (1) Prepare documents necessary to implement a focused Williamson Act Program that supports the viability of farming in areas with decreased density from the General Plan Update; and (2) Pursue state legislation to allow for a local Williamson Act type program that provides property tax incentives for agricultural operations. Board Policy I-38, Agricultural Preserves, has been amended to end the temporary suspension of the County’s current Williamson Act program and introduces new contracting criteria to establish a focused Williamson Act program for properties that realize density reductions under the General Plan Update. (Attachments B-4 and F-1)

Issue 9: Future General Plan Amendments — Draft Policies LU-1.2, Regional Categories Map Amendments, and LU-1.3, Initiation of Plan Amendments, have been deleted from the General Plan Update Land Use Element. Draft Implementation Measure 1.2.1.C, General Plan Amendment Guidelines, has been revised to reflect that amendment requests should conform to the guiding principles, provide additional public benefit to the community, and demonstrate access to available public facilities to serve the proposed project. Board Policy I-63, General Plan Amendment and Zoning Guidelines, has been amended to allow the approving authority of a privately-initiated Plan Amendment Authorization (PAA) requesting to change the Regional Categories Map to specify the study area required for the applicant’s analysis as part of the General Plan Amendment process. The revisions to Board Policy I-63 also establish criteria for determining the scope of the study area. (Attachment F)

Issue 11: Special Study Areas — The Introduction Chapter has been revised to further define Special Study Areas. The draft Mountain Empire Subregional Plan has been modified to add language and a map pertaining to a Star Ranch Special Study Area in Campo / Lake Morena and the Draft Pala/Pauma Subregional Plan has been modified to add language and a map pertaining to a Warner Ranch Special Study Area.

Issue 15: Road 3A, Valley Center — The draft Mobility Element Network has been modified by removing the unbuilt New Road 3 between Old Highway 395 and West Lilac Road and revising the classifications for Old Highway 395 (Interstate 15 to West Lilac Road) from a two-lane Community Collector to a four-lane Boulevard and for West Lilac Road (Old Highway 395 to New Road 3) from a Light Collector with Reduced Shoulder to a Light Collector with Intermittent Turn Lanes.

Issue 16: Deference to Community Plans — A new policy has been added and all references to “where consistent with Community Plan” were removed from the Policies LU-1.10 (renumbered as LU-1.8), LU-3.2, LU-3.3, LU-6.3, LU-6.4, LU-9.2, LU-9.8, LU-15.2, M-4.3, M-10.6, and H-2.1 of the draft General Plan and have been replaced with the note, “see applicable

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Community Plan for possible relevant policies”. Below is the language for the new policy that has been added to the draft Land Use Element:

***LU-2.2 Relationship of Community Plans to the General Plan.** Community Plans are part of the General Plan. These plans focus on a particular region or community within the overall General Plan area. They are meant to refine the policies of the General Plan as they apply to a smaller geographic region and provide a forum for resolving local conflicts. As legally required by State law, Community Plans must be internally consistent with General Plan goals and policies of which they are a part. They cannot undermine the policies of the General Plan. Community Plans are subject to adoption, review and amendment by the Board of Supervisors in the same manner as the General Plan.*

Issue 17: Conservation Subdivisions - Avoidance Requirements — The following changes have been made:

- The following new policy has been added to the draft Land Use Element:

***LU-1.9 Achievement of Planned Densities.** Recognizing that the General Plan was created with the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in cases where regulations or site specific characteristics render such densities infeasible.*

- The proposed changes to the Conservation Subdivision Program have been made by adding that the following uses are allowed in avoided areas: passive recreation, trails for non-motorized uses, native landscaping, resource preservation, project mitigation and buffers, MSCP preservation / mitigation, agriculture, wells, water storage tanks, utilities, pump stations, water and sewer facilities, or infrastructure and access roads necessary for any of these uses. In addition to these uses, leach fields and brush clearing may be allowed in SR-10 and RL-20 designations only.
- The steep slopes exemptions in the Resource Protection Ordinance proposed as part of the General Plan Update Conservation Subdivision Program have been amended to indicate that they are applicable in Planning Residential Developments, lot area averaging, conservation subdivisions or cluster developments.

Issue 20: Groundwater Ordinance Lot Size Reductions — The following changes have been made:

- The Groundwater Ordinance has been revised by deleting the provisions for allowing lot sizes be reduced to 67 percent of the minimum established by the Ordinance.

Issue 21: Alternative Septic Systems — Two measures have been added to the draft Implementation Plan:

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- 5.2.3.K. Alternative Septic Systems to develop uniform performance standards and regulations for alternative septic systems; and
- 5.2.3.L. County Alternative Septic Systems Regulations to update County regulations to accommodate greater use of alternative septic systems once State regulations are revised.

Issue 22: Open Space Lands Maintenance — The following new policy has been added to the draft Land Use Element:

Policy LU-6.8 Oversight of Open Space. *Require that open space associated with future development that is intended to be preserved in perpetuity either be:*

- 1) Retained in private ownership of the property owner or a third party with a restrictive easement that limits use of the land as appropriate; or*
- 2) Transferred into public ownership of an agency that manages preserved open space.*

The owner of the open space will be responsible for the maintenance and any necessary management unless those responsibilities are delegated through an adopted plan or agreement. Restrictive easements shall be dedicated to the County or a public agency (approved by the County) with responsibilities that correspond with the purpose of the open space. When transferred to a third party or public agency, a funding mechanism to support the future maintenance and management of the property should be established to the satisfaction of the County.

Issues 4 through 7, 23, and 24 were provided to the Board as informational items and did not require any changes to be made. In addition, the Board did not make any changes to the General Plan Update based on Issues 8, 10, 12 through 14, 18, 19, and 25 through 27. Although the Board did not direct any changes to the General Plan Update as a result of Issue 12, staff has been directed to add the rounding of residential densities to a departmental work program for the future. As a result of the Board direction on Issue 19 to set preparation of countywide residential design guidelines as a priority and prepare a draft for public review no further than six months from adoption of the General Plan Update, on June 14, 2011, staff awarded a contract for a consultant to begin preparation of the guidelines.

Other Board-Directed Changes

On April 13, 2011, the Board also directed changes to the General Plan Update that were not addressed in the 27 specific issues discussed in Attachment B to the February 9 and March 16, 2011 staff reports, however, were raised during the public testimony portion of the General Plan Update hearings.

Policy LU-1.4 Leapfrog Development — The following statement has been added to the draft policy:

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Leapfrog Development restrictions do not apply to new villages that are designed to be consistent with the Community Development Model, that provide necessary services and facilities, and that are designed to meet the LEED-Neighborhood Development Certification or an equivalent.

Policy LU-14.4 Sewer Facilities — The following bullet has been added to the draft policy to allow extensions to Conservation Subdivisions — “When necessary for a conservation subdivision adjacent to existing sewer facilities”.

General Plan Update Implementation and Next Steps

If the General Plan Update is approved, County staff will begin working on additional updates to the zoning ordinance, community plans and County policies to implement the Board of Supervisors’ adopted General Plan. Public and stakeholder input will be sought during this implementation phase as regulatory details are developed and the General Plan Update Implementation Plan is followed. In addition, County staff will annually prepare a report on the progress in implementing the General Plan and bring forward a General Plan Amendment “clean up” every two years. Both of these activities will also provide opportunity for public and stakeholder input as the General Plan evolves, state laws change and new tools and technologies emerge.

Environmental Statement

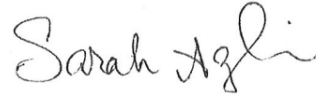
A Program Environmental Impact Report (EIR) has been prepared pursuant to the California Environmental Quality Act (CEQA) for the General Plan Update. A Notice of Preparation (NOP) soliciting input on the scope of the EIR was first issued in 2002 and again in 2008. The Draft EIR was made available for public review in 2009. Staff has prepared responses to comments received during public review. The NOPs, EIR, comments and responses can be viewed on the project website and all are attachments to this report.

Linkage to the County of San Diego Strategic Plan

The General Plan Update is consistent with the County of San Diego’s 2011-2016 Strategic Plan Initiatives for Kids, the Environment, and Safe and Livable Communities by implementing goals and policies for the physical development of the unincorporated county that attempt to improve housing affordability, locate growth near infrastructure, services and jobs, assign densities based on characteristics of the land (e.g. topography, habitats, and groundwater resources), and create a model for community development.

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Respectfully submitted,



SARAH E. AGHASSI
Deputy Chief Administrative Officer

ATTACHMENT(S)

Attachment A – October 20, 2010 and February 9, March 16, and April 13, 2011 Staff Reports

Attachment B

- 1) A RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS CONCERNING THE COMPREHENSIVE UPDATE OF THE COUNTY GENERAL PLAN
- 2) A RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS AMENDING THE SAN DIEGO COUNTY GENERAL PLAN IN THE JAMUL / DULZURA COMMUNITY PLANNING AREA
- 3) A RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS AMENDING THE SAN DIEGO COUNTY GENERAL PLAN IN THE VALLEY CENTER COMMUNITY PLANNING AREA
- 4) A RESOLUTION APPROVING THE ESTABLISHMENT OF A FOCUSED WILLIAMSON ACT PROGRAM FOR PROPERTIES WITH DECREASED DENSITY FROM THE GENERAL PLAN UPDATE AND TO TERMINATE THE TEMPORARY SUSPENSION OF THE WILLIAMSON ACT/COUNTY AGRICULTURAL PRESERVE PROGRAM AND APPLICABLE PROVISIONS OF BOARD POLICY I-38 FOR AGRICULTURAL PRESERVES

Attachment C – Proposed General Plan Update

- 1) General Plan Document
- 2) Community and Subregional Plans
- 3) Housing Element Background Report

Attachment D – Implementation Plan

Attachment E – Form of Ordinances:

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- 1) AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE GENERAL PLAN UPDATE
- 2) AN ORDINANCE AMENDING THE SAN DIEGO COUNTY ZONING ORDINANCE RELATED TO CONSERVATION SUBDIVISIONS AND THE GENERAL PLAN UPDATE
- 3) AN ORDINANCE AMENDING TITLE 8, DIVISION 1, CHAPTERS 1, 4, 6, 7 AND 8 OF THE SAN DIEGO COUNTY CODE RELATING TO THE SUBDIVISION OF LAND; TITLE 8, DIVISION 6, CHAPTER 6 OF THE SAN DIEGO COUNTY CODE RELATING TO RESOURCE PROTECTION AND TITLE 6, DIVISION 7, CHAPTER 7 OF THE SAN DIEGO COUNTY CODE RELATING TO GROUNDWATER

Attachment F – Board Policy Revisions

- 1) Board Policy I-38
- 2) Board Policy I-63

Attachment G – Environmental Analysis Documents

- 3) EIR Volume I – Draft Final Program EIR
- 4) EIR Volume II – Technical Appendices to the EIR
- 5) EIR Volume III – Summary of Changes to the Draft EIR, List of Commenters, Comment Letters and Responses to Comments on the Draft EIR
- 6) EIR Volume IV – Amendment to the EIR: Description and Analysis of the Recommended Project

Attachment H – Environmental Findings

- 1) CEQA Findings Regarding Significant Effects
- 2) Statement of Overriding Considerations
- 3) Decision and Explanation Regarding Recirculation of Draft EIR
- 4) Statement of Location and Custodian of Documents
- 5) Mitigation Monitoring and Reporting Program

Attachment I – Supplemental Information

- 1) General Plan Update Land Use Map Comparison October 2010 and August 2011 Recommended Maps
- 2) Summary of Non-Land Use Map Changes since October 2010
- 3) Conservation Subdivision Program Overview

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- 4) Rural Subdivision Guidelines
- 5) Previous Actions of Board of Supervisors, Planning Commission, and General Plan Update Advisory Groups
- 6) Statement of Legislative Intent – Decoupling

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AGENDA ITEM INFORMATION SHEET |

REQUIRES FOUR VOTES: ☐ Yes ☒ No

WRITTEN DISCLOSURE PER COUNTY CHARTER SECTION 1000.1 REQUIRED
☐ Yes ☒ No

PREVIOUS RELEVANT BOARD ACTIONS:

Previous actions by the Board of Supervisors are discussed in Attachment I-5

BOARD POLICIES APPLICABLE:

N/A

BOARD POLICY STATEMENTS:

N/A

MANDATORY COMPLIANCE:

N/A

ORACLE AWARD NUMBER(S) AND CONTRACT AND/OR REQUISITION NUMBER(S):

N/A

ORIGINATING DEPARTMENT: Department of Planning and Land Use

OTHER CONCURRENCE(S): Community Services Group
 Finance & General Government Group
 Health & Human Services Agency
 Public Safety Group

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